


FOR LEASE

FREESTANDING BUILDING

Property Highlights

- Premium visibility
- Potential drive-thru opportunity
- Owner renovation planned for late 2026
- Strong demographics
- Ample parking
- Easy access
- Located near rational retailers
- Convenient access to Route 219 and Southwestern Boulevard (Route 20)
- Ideal for retail, restaurant, quick service restaurant (QSR), and professional offices

Building Features

Building Size	3,009± Sq. Ft.
Lot Size	.83± Acres
Available Space	1,500-3,009± SF

	Demographic	1 Mile	3 Miles	5 Miles
	Population	6,856	48,239	142,286
	Average H.H. Income	\$112,707	\$109,141	\$99,260

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

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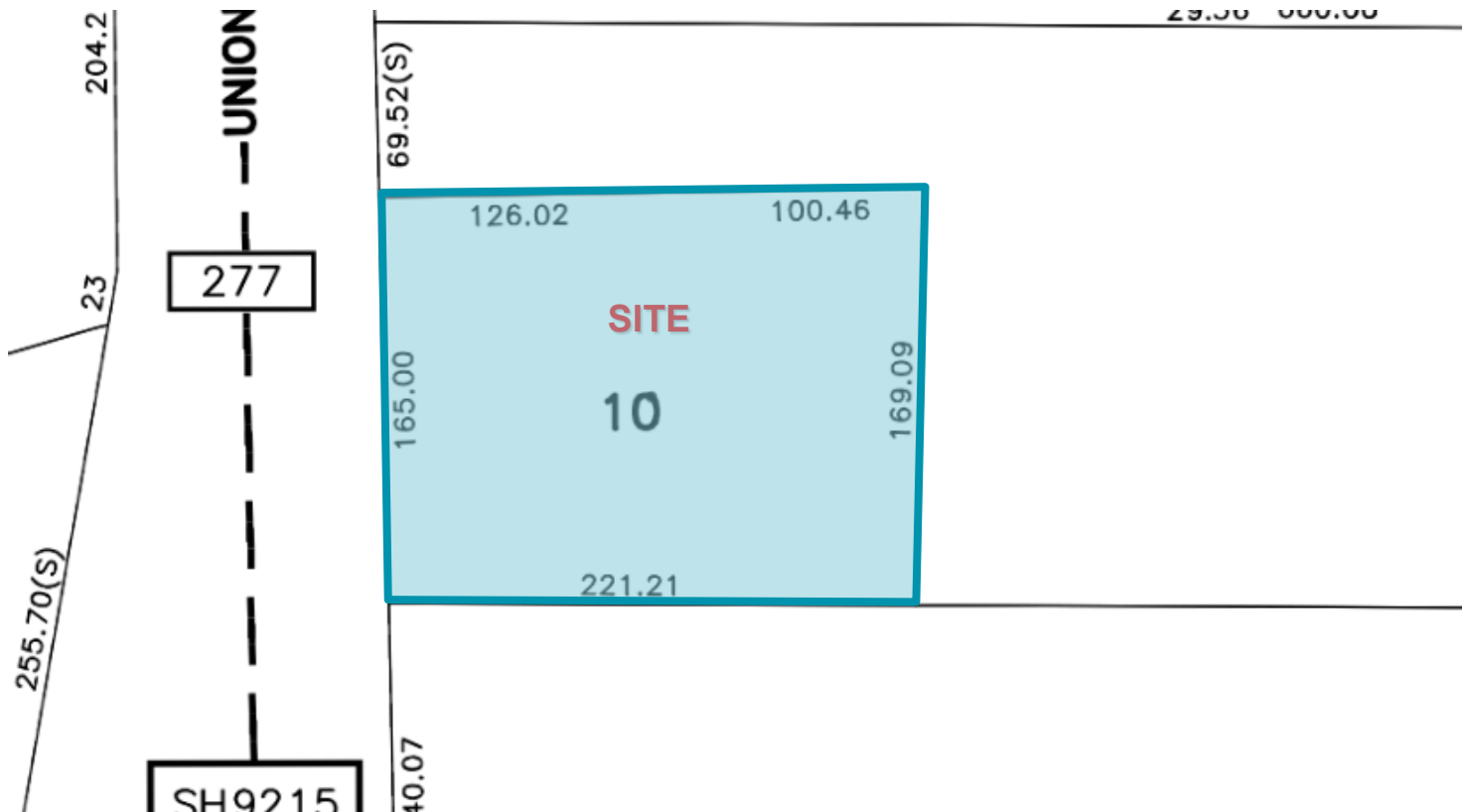


Pyramid Brokerage
Company

3071 Union Rd
Orchard Park, NY



Aerial



Tax Map

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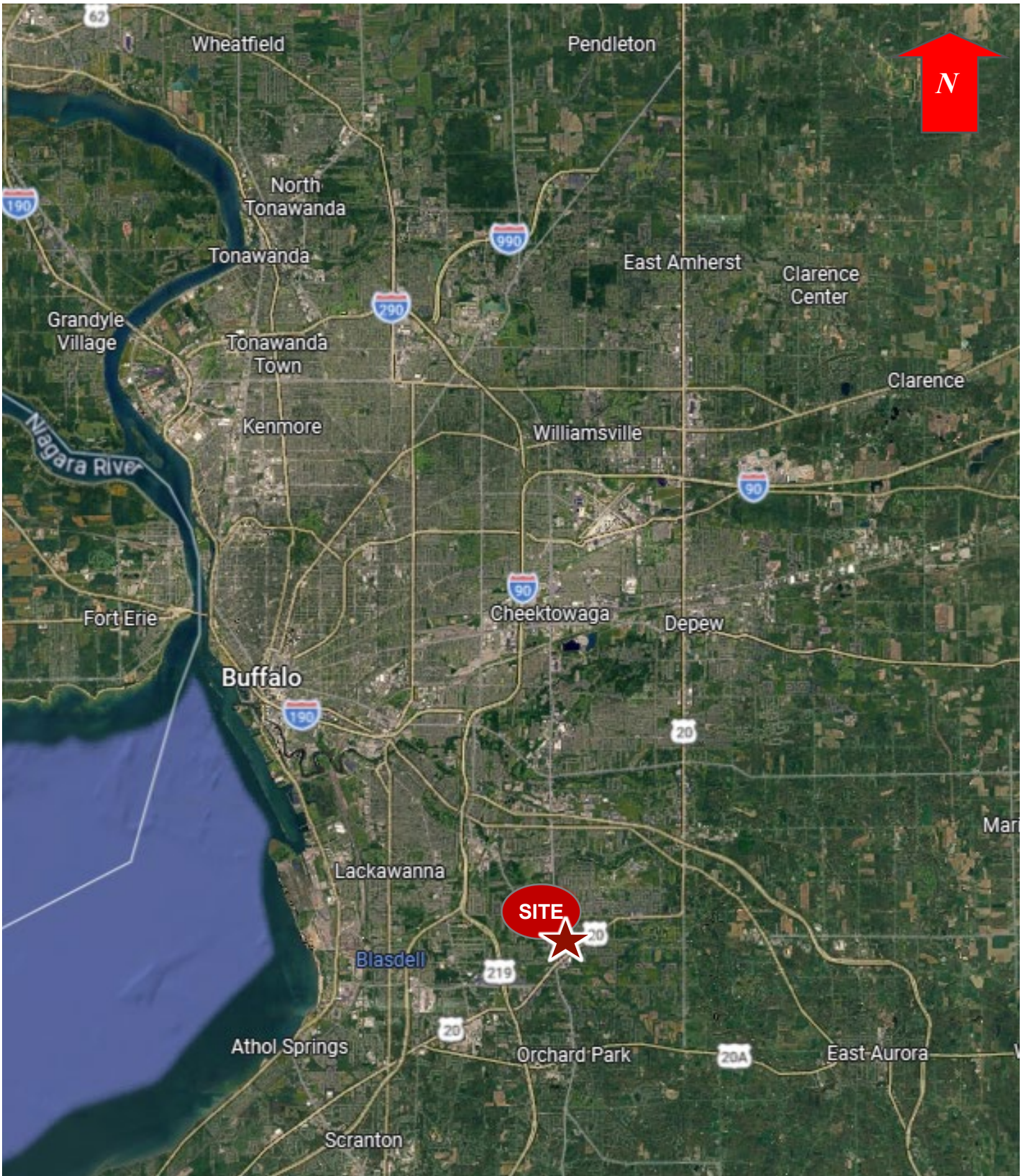
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Location Map